

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		BARTLETT AVE, ARLINGTON

## OWNERSHIP

Owner 1:	BAND HARRIS & CAROL		
Owner 2:			
Owner 3:			
Street 1:	57 BARTLETT AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

## PREVIOUS OWNER

Owner 1:	BAND HARRIS & BAND CAROL -		
Owner 2:	TINSLEY SAMUAL H & MACMILLAN S -		
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1913, having primarily Wood Shingle Exterior and 2387 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	925,600			925,600
Total Card	0.000	925,600			925,600
Total Parcel	0.000	925,600			925,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		387.77	/Parcel: 387.77

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	925,600	0	.		925,600		Year end	12/23/2021
2021	102	FV	926,200	0	.		926,200		Year End Roll	12/10/2020
2020	102	FV	912,200	0	.		912,200	912,200	Year End Roll	12/18/2019
2019	102	FV	791,200	0	.		791,200	791,200	Year End Roll	1/3/2019
2018	102	FV	699,800	0	.		699,800	699,800	Year End Roll	12/20/2017
2017	102	FV	637,900	0	.		637,900	637,900	Year End Roll	1/3/2017
2016	102	FV	637,900	0	.		637,900	637,900	Year End	1/4/2016
2015	102	FV	589,400	0	.		589,400	589,400	Year End Roll	12/11/2014

## SALES INFORMATION

## TAX DISTRICT

[illegible]

**PAT ACCT.**

!10319!

PRINT	
Date	Time
12/30/21	10:30:36

LAST REV

Date	Time
10/11/19	11:44:18

mmcmakin

10319

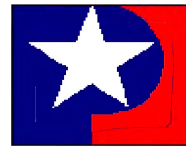
### ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2019	Mail Update	MM	Mary M
9/13/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

## BUILDING PERMITS

[illegible]

**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	195045
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	99	- Condo Conv	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREEN		
View / Desir:	N	- NONE	

Full Bath 2	Rating:	Good
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth	Rating:	
1/2 Bath:	Rating:	
A HBth:	Rating:	
OthrFix:	Rating:	

[illegible]

## GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 1913	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	127 - 7085

RESIDENTIAL GRID														
1st Res Grid		Desc: Line 1										# Units 1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals				RM: 9				BR: 5					Baths: 2	HB

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

[illegible]

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GV - Good-VG	10.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8%

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.08988261
Const Adj.:	0.99989998
Adj \$ / SQ:	332.381
Other Features:	90750
Grade Factor:	1.21
NBHD Inf:	0.97000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1037719
Depreciation:	112074
Depreciated Total:	925645

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	390.12	
Special Features:	0	Val/Su Net:	387.77	
Final Total:	925600	Val/Su SzAd	387.77	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,387	332.380	793,39
Net Sketched Area:		2,387	Total:	793,39
Size Ad	2387 Gross Area	2387	FinArea	238

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
3						
3						
7						

## IMAGE



***AssessPro* Patriot Properties, Inc**